



NOTICE OF PROPOSED LAND USE ACTION

Application No. 8605728
 2503 N. NORTHLAKE WAY
 SHORELINE PERMIT TO DEMOLISH
 EXISTING STRUCTURES AND
 ESTABLISH USE FOR FUTURE
 CONSTRUCTION OF A MOBILE BATCH
 PLANT, STORAGE BINS & SILOS,
 CONVEYOR SYSTEM, CEMENT TRUCK
 WASH-DOWN AND OFFICE STORAGE
 BUILDINGS 1300 SQUARE FEET.

Photos/David Danelski

The Lake Union site of a proposed concrete plant.

By DAVID DANELSKI

Plans for ready-mix concrete plant on the north shore of Lake Union probably will face heavy opposition.

When James A. Repman, president of Pioneer Construction Materials Co., described his company's proposal to the Wallingford Community Council last week, local residents returned a gamut of negative responses.

"A cement truck going up my street in first gear is going to be loud," said a man. "I think it is ridiculous to re-industrialize the area."

"I'd prefer a quiet and peaceful eyesore rather than a noisy eyesore," said another man.

Repman acknowledged that the plant would be noisy.

"If you're within 200 feet, you won't be able to hear a normal conversation," he said.

It also won't be pretty.

If the project is approved by the Department of Construction and Land Use, barges would bring aggregate to plant via Lake Union. The plant itself would be a system of conveyor belts, storage areas, 55-foot silos, a truck dump and aggregate reclaim area, a 4,000 gallon water tank and office space.

It would be located on a lot approximately a block in length at 2525 N.E. Northlake Way.

What greatly worries Wallingford residents would be the traffic of cement trucks working their way through Wallingford to Interstate 5 and Aurora Avenue North. There would be an estimated 80 truck trips per day, starting at 7 a.m. "I have a problem with these trucks," said Leslie Tonkin, president of the community council.

And perhaps a greater worry for residents is that the proposal meets all of the requirements of the current zoning code.

Although the community council has not solidified its strategy, Gregory Hill, chair of the land use



James Repman speaks to Wallingford residents.

committee, said the first step would be for the council to work with Pioneer Construction Materials to be sure the community's concerns are addressed. And Repman said he would listen.

"We're willing to sit down and talk to mitigate the situation," Repman said.

The comment period for the project (application No. 8605728) started last week. Hill said the council will ask for an extension, which would give citizens approximately a month to comment on the project. Additionally, the council will ask for an environmental impact statement to be completed, Hill said.

If the council can't work out what it considers an adequate deal with the company, it would challenge the pro-

ject on the basis of city and state environmental protection laws, Hill said.

Pioneer Construction Materials Co., under the name Pioneer Sand and Gravel, operated a similar but larger concrete plant at the south end of Lake Union for most of the 20th Century. The south end plant was purchased by Lone Star and shut down in 1984.

Repman said the plan is to "re-establish" a concrete plant at the Northlake site. Pioneer Sand and Gravel once owned the north site and used it for various industrial purposes throughout the years.

Aside from rusting debris, the site is now vacant. The plans calls for landscaping alongside Northlake and the planting of trees.

USEPA SF



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Seattle, WA
Outlook
(Cir. W.)

NOV 12 1986

Allen's P. C. B Est. 1888

5502

80 truck trips a day

Community to scrutinize proposed concrete plant

By DAVID DANELSKI

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